



GREEN BUILDING PROGRAM

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER OCTOBER 1, 2012

On April 24, 2012, the City Council revised the green building standards for new construction, additions, and remodels of buildings. The new requirements will be effective for projects that submit building permits on or after **October 1, 2012**.

Green Building Program

The following steps are needed to comply with the green building program:

- Identify minimum standards: Minimum standards are based on the type of project and scope of work. Refer to the tables on the reverse side of this brochure to determine green building checklist requirements, level of achievement, and verification necessary for various types of projects.
- Submit Building Permit Plans: Building permit plans shall include the appropriate checklist on a plan sheet. All required/selected green building items shall be incorporated in the plans.
- Verification of Green Building Measures: The type of verification is described in the tables on the reverse side of this brochure.

City Staff verification will be part of the regular plan review and inspection process.

Green Point Rater/LEED AP verification requires the project LEED AP to provide a letter that states the project is designed to achieve the minimum points required. A similar letter, based on the actual construction, is required before occupancy/final inspection.

USGBC Certification verification is achieved by providing a letter prior to permit issuance that states, as designed, the plans will achieve the minimum points required and that the project has been registered with the USGBC. A similar letter is required before occupancy/final inspection and based on the actual construction and stating when the project will be submitted to the USGBC.

Incentives

Incentives are offered for projects that exceed the minimum green building standards and are offered to encourage project applicants and developers to provide additional green building features.

Projects that add additional buildings of floor area to an existing site, qualify for the incentive if all buildings at the existing site meet the incentive level through an applicable LEED program (i.e. new construction, core and shell, commercial interiors, existing buildings). The LEED standard for the existing building(s) shall be met prior to occupancy of the new building(s).

Mixed-Use Projects

Mixed use projects are required to meet the appropriate BIG standard for the residential portion and LEED for the non-residential portion. Alternatively, LEED may be applied to the entire project.

In the United States alone, buildings account for:

- 72% of electricity use,
 - 39% of energy use,
 - 38% of all carbon dioxide (CO₂) emissions,
 - 40% of raw materials use,
 - 30% of waste output (136 million tons annually), and
 - 14% of potable water consumption.
- (Source: US Green Building Council)*

Build It Green (BIG) is a non-profit organization whose mission is to promote healthy, energy- and resource-efficient building practices in California.
www.builditgreen.org

The U.S. Green Building Council (USGBC), through the LEED program, encourages adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria.
www.usgbc.org

CALGreen was adopted by the State of California and is the nation's first mandatory green building code which sets the minimum sustainability standards for new residential and non-residential construction.

Residential Projects

Type of Project	Minimum Standard	Verification/ Review	Voluntary Incentives
New Construction			
All New Construction	GreenPoint Rated Checklist v4.2 or later (which includes CALGreen) with 80 points minimum	Green Point Rater	Achieve 110 points, with Green Point Rater verification, and the project can increase lot coverage by 5%. Multi-family projects have the option to increase building height by 5', lot coverage by 5%, or receive a 5% density bonus.
Remodel, Alteration, and Additions			
Construction Valuation*: Single-Family - ≤ \$100,000 Multi-Family - ≤ \$250,000	--	--	--
Construction Valuation*: Single-Family - > \$100,000 Multi-Family - > \$250,000	CALGreen Mandatory Measures as applicable to the scope of work	City staff	--

* Valuation per square foot of construction is determined in the annually adopted fee resolution.

Non-Residential Projects

Type of Project	Minimum Standard	Verification/ Review	Voluntary Incentives
New Construction and Initial Tenant Improvements*			
≤ 5,000 sq.ft.	CALGreen Mandatory Measures	City staff	--
> 5,000 sq.ft. (excluding Moffett Park Specific Plan Area)	CALGreen Mandatory Measures and LEED Silver Level	LEED AP	The project can increase an additional 10% FAR or height by 10' to achieve LEED Gold, with USGBC certification.
> 5,000 sq.ft. (Moffett Park Specific Plan Area)	CALGreen Mandatory Measures and LEED Silver Level	LEED AP	The project can increase an additional 15% FAR (MP-I) or 20% FAR (MP-TOD) to achieve LEED Gold with LEED AP verification. In addition, the project can increase an additional 10% FAR to achieve LEED Gold with USGBC certification.
Major Alterations (structural, mechanical, plumbing, and electrical alterations)			
≤ 5,000 sq.ft.	CALGreen Mandatory Measures	City staff	--
> 5,000 - 25,000 sq.ft.	LEED Checklist (no minimum points required)	City staff	--
> 25,000 sq.ft.	LEED Certified Level	LEED AP	--

* CALGreen does not apply to initial tenant improvements where the shell was permitted prior to January 1, 2011.

For additional information and updates, please contact the Community Development Department at (408) 730-7444 or refer to: GreenBuilding.insunnyvale.com